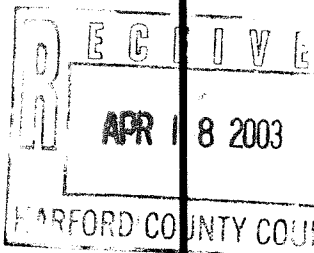


STANDARD APPLICATION
Harford County
Board of Appeals
Bel Air, Maryland 21014



Case No. 5353
Date Filed 4/16/03
Hearing Date _____
Receipt _____
Fee \$450.00

Shaded Areas for Office Use Only

Type of Application

Nature of Request and Section(s) of Code _____

- _____ Administrative Decision/Interpretation
_____ Special Exception
_____ Use Variance
_____ Change/Extension of Non-Conforming
_____ Minor Area Variance
☒ Area Variance
_____ Variance from Requirements of the Code
_____ Zoning Map/Drafting Correction

CASE 5353 MAP 56 TYPE Variance

ELECTION DISTRICT 1 LOCATION 2800 Alder Court, Abingdon, Md. 21009

BY Joseph Neubauer (Jeffrey Hoilman, 1113 Baldwin Mill Rd., Jarrettsville, Md. 21084)

Appealed because a variance pursuant to Ordinance 6, Section 10.05 of Harford County to allow an attached sunroom within the 40 foot rear yard setback (32 foot proposed) in a R3/CDP District requires approval by the Board.

NOTE: A pre-conference is required for property within the NRD/Critical Area or requests for an Integrated Community Shopping Center, a Planned Residential Development, mobile home park and Special Exceptions.

Applicant/Owner (please print or type)

Name Joe Neubauer Phone Number 410-515-1074
Address 2800 Alder Ct Abingdon Md 21009
Street Number Street City State Zip Code

Co-Applicant Jeffrey Hoilman Phone Number 410-557-0555
Address 1113 Baldwin Mill Rd Jarrettsville Md 21084
Street Number Street City State Zip Code

Contract Purchaser _____ Phone Number _____
Address _____
Street Number Street City State Zip Code

Attorney/Representative _____ Phone Number _____
Address _____
Street Number Street City State Zip Code

Hearing: 6/18/03

Land Description

Address and Location of Property

2800 Alder Ct
Abingdon md 21009

Subdivision

Box Hill II

Lot Number

98

Acreage/Lot Size

.22 Acres

Election District

1

Zoning

R3/CDP

Tax Map No.

56

Grid No.

4F

Parcel

511

Water/Sewer: Private

Public

X

List ALL structures on property and current use:

SFD

Estimated time required to present case:

If this Appeal is in reference to a Building Permit, state number

Would approval of this petition violate the covenants and restrictions for your property?

Is this property located within the County's Chesapeake Bay Critical Area? Yes No X

If so, what is the Critical Area Land Use designations:

Is this request the result of a zoning enforcement investigation? Yes No

Is this request within one (1) mile of any incorporated town limits? Yes No X

Request

To construct a new 13' wide x 15' projection sunroom enclosure over the existing deck.

Justification

The existing lot is an unusual triangular shape and the SFD was positioned off the front setback line to meet the side setbacks.

If additional space is needed, attach sheet to application. In answering the above questions, please refer to the Requirements that pertain to the type of approval request. (Special Exception, Variance, Critical Area or Natural Resource District (NRD) Variance, etc.)

1. This is to certify that we have surveyed this property for the purpose of locating the improvements and that they are located as shown hereon. This survey did NOT include the marking of lot corners with permanent markers.

2. This plat may NOT be used to establish property lines.
3. This plat is for title purposes only. No title report is being furnished.

5. Flood designation by Federal Flood Insurance Rate Map Panel _____ of _____, Community Panel No. _____, dated _____ is Zone(s) _____

[illegible]

Lot 98, Plat 4, Section 1
"BOX HILL II"
Plat #27/58
Deed: 1730/0853
Election District 1
Harford County, Maryland

EDWIN J. KIRBY & ASSOCIATES
800 Greenspring Valley Road
Lutherville, MD 21093
410 - 337 - 7942

Date : 7/14/92